

Board of County Commissioners

Division of Planning & Development

Planning Department

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DEVELOPMENT REVIEW COMMITTEE MEETING

May 19, 2003

Present: Robbie Rogers-Director and Chairperson, Richard Helms-Development Review Coordinator, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Mike Tucker-The Villages Fire Chief, Joe Payne-Coastal Engineering, Terry Neal-Attorney and Alysia Akins-Secretary.

Meeting convened at 2:05 PM.

Mrs. Keenum moved to approve the minutes from the May 12, 2003 meeting.

Mrs. Howard seconded the motion and the motion carried.

Old Business-

None

New Business-

VOS: Mariposa Way

Major Development

Preliminary and Engineering Review

Bob Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a roadway. The County Engineer had general comments, which he had already spoken to Mr. Palmer about. The applicant was requested to respond to the comments by letter.

Mr. Helms moved to approve the request for preliminary and engineering review, subject to a letter of response being sent to the County Engineer. Mrs. Keenum seconded the motion and the motion carried.

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VOS: Unit 80

Major Development

Preliminary Plan Review

Bob Palmer, Farner Barley and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to develop a 207-unit subdivision. The County Engineer had comments regarding the word "typical" shown on the plans. Attorney Neal had concerns with the restrictive covenant language and title work. A variance is needed for cul-de-sac radius. A needed utility easement and roadway dedication were discussed. Driveway access for road frontage lots was discussed regarding the access needing to be shown from the roads with lesser service. The need for a variance was discussed concerning this issue. Speed limits and right-of-ways on the involved roads were discussed. The initial concern regarded residents backing into the streets from double frontage lots.

Mr. Helms moved to approve the request for preliminary approval, subject to driveway access being shown on roadways with lower traffic volume when possible and all other comments being addressed. Mrs. Keenum seconded the motion and the motion carried.

Central Florida Youth Camp

Medium Development

Conceptual Plan Review

John Heeder, project agent, and Charles, were present and requesting conceptual plan approval to construct a 352 sf cabin and 560 sf bathhouse and install 5 modular buildings. The applicant explained the need for modular classrooms also. The applicant stated a Special Use Permit was received for the youth camp in 1989. Facilities are needed for the boy's bathhouse and cabin. The church owns lots 1 and 2, but the Youth Camp is looking to lease the property from them. The Youth Camp owns lot 3. The classrooms will be placed on lot 2 and the bathhouse and cabin will be placed on lot 3. The applicant has not spoken with SWFWMD as of this time. Environmental Health recommended the applicant hire an engineer to design the septic system due to the size of the drain field. SWFWMD's comments will determine the need for engineering review. If SWFWMD exempts the project, the engineering review will not be required. Details are needed for handicapped accessibility when applying for the building permits. The modular classrooms should come with handicapped ramps. Handicapped accessibility needs to be certified by an architect/engineer according to the building code. The applicant stated the number of campers would not increase. All of the modular classrooms will be brought in at the same time, if approved. A surveyor can locate all facilities on the property. Lot lines are needed to determine setbacks and encroachments. All modular classrooms will need to be placed on lot 2. All SWFWMD permitting document copies will need to be supplied to staff. Building permits will be required for all structures, at no fee, and will have to meet Code requirements. Additional information is needed on the legal description. The applicants were informed to find out whom the previous surveyor was for the property in order to make their research easier.

Mr. Helms moved for conceptual plan approval, subject to the applicant receiving SWFWMD exemptions, supplying additional information regarding the legal description and providing a survey. Mrs. Howard seconded the motion and the motion carried.

Q & A/Public Forum-

Ed Abshier and Stephanie Vaughn, Grant and Dzuro, were present to submit the Construction Detail Manuals to be reviewed at the next DRC meeting.

The next DRC meeting is scheduled for June 2, 2003.

Mrs. Keenum moved to adjourn. Mrs. Howard seconded the motion and the motion carried. The meeting adjourned at 2:43 P.M.